


MEMORANDUM

TO: Mayor Beutler
Lincoln City Council
Lancaster County Board of Commissioners
Lincoln/Lancaster County Planning Commission

FROM: Marvin Krout, Planning Director 

SUBJECT: *Residential Land Inventory & Residential Building Permits as of January 1, 2013*

DATE: March 11, 2013

COPIES: Rick Hoppe, Mayor's Office,
Fred Hoke Development Services Center,
Public Works & Utilities Staff,
Building & Safety Staff,
Planning Department Staff,
Urban Development Staff,
Development Community Mailing List

This memo includes updated data regarding the supply of urban residential lots in Lincoln's developing areas (within the 2040 Future Service Limit) as of January 1, 2013 and historical data on residential building permits for the entire city.

Detached Single Family Lot Supply

As of January 1, 2013, there were 7,535 detached single family lots in the City of Lincoln's lot supply in its developing areas. These lots are in various stages of the approval process including final platted lots, preliminary platted lots, and submitted lots that are in the process of review. Of this number, 1,826 single-family detached lots are final platted and available more immediately. (Please see the attached "Residential Land Inventory Review" for detailed historical data.) This updated single family lot supply is reduced from one year ago, reflecting developers' response to reduced demand by slowing down the creation of new lots.

Detached Single Family Demand

The number of building permits for new detached single family homes increased last year to the highest level in five years. (Please see the attached "Number of New Construction Dwelling Units" for detailed historical data.) In 2012, 525 detached single family building permits were issued, compared to 388 in 2011, 370 in 2010, 378 in 2009, and 410 in 2008. Each of the past six years has yielded fewer than 600; lower than the 10-year average of 718. The slowdown in the national economy and more restrictive lending practices have been especially harsh on the construction sector over the past several years, and Lincoln has experienced a related slowdown. With lower building and platting trends, the supply of final platted detached single family lots is now at a 4-year supply, based on the 3-year building average. This compares to a 2-3 year supply in the peak homebuilding period of 2002-2004. Using the overall number of 7,535 single family detached lots available and in the pipeline (final platted, preliminary platted, and submitted), the lot supply increases to 17.6 years based on the 3-year building average, and 10.5 years based on the 10-year average.

Multi-Family Supply

574 multi-family building permits were issued in 2012. The supply of potential multi-family land decreased over the past year by 873 units, with most of the decrease coming in preliminary platted land. 2010-2012 saw more multi-family building permits compared to 2008-2009. During the downturn in the economy and slowdown in single family permits, demand for new multi-family units has remained strong. Multi-family building permits have accounted for over 40% of all residential building permits for the last three years; a much higher proportion than experienced from 1998-2005, but consistent with the 2040 Comprehensive Plan.

Overall Supply

Lincoln has the potential to accommodate 40,510 new dwelling units in Tier I developing areas within the 2040 Future Service Limit. This represents a 29.9 year supply based on the 10-year average demand. What this means is that we have enough land available in those developing areas to build roughly 1,400 dwelling units every year for the next 30 years. That is a much faster pace than the average over the last five years, but right about on the 10-year average. To the extent that infill and redevelopment in downtown and other established areas of the city is successful, the land supply in the developing areas will last even longer.

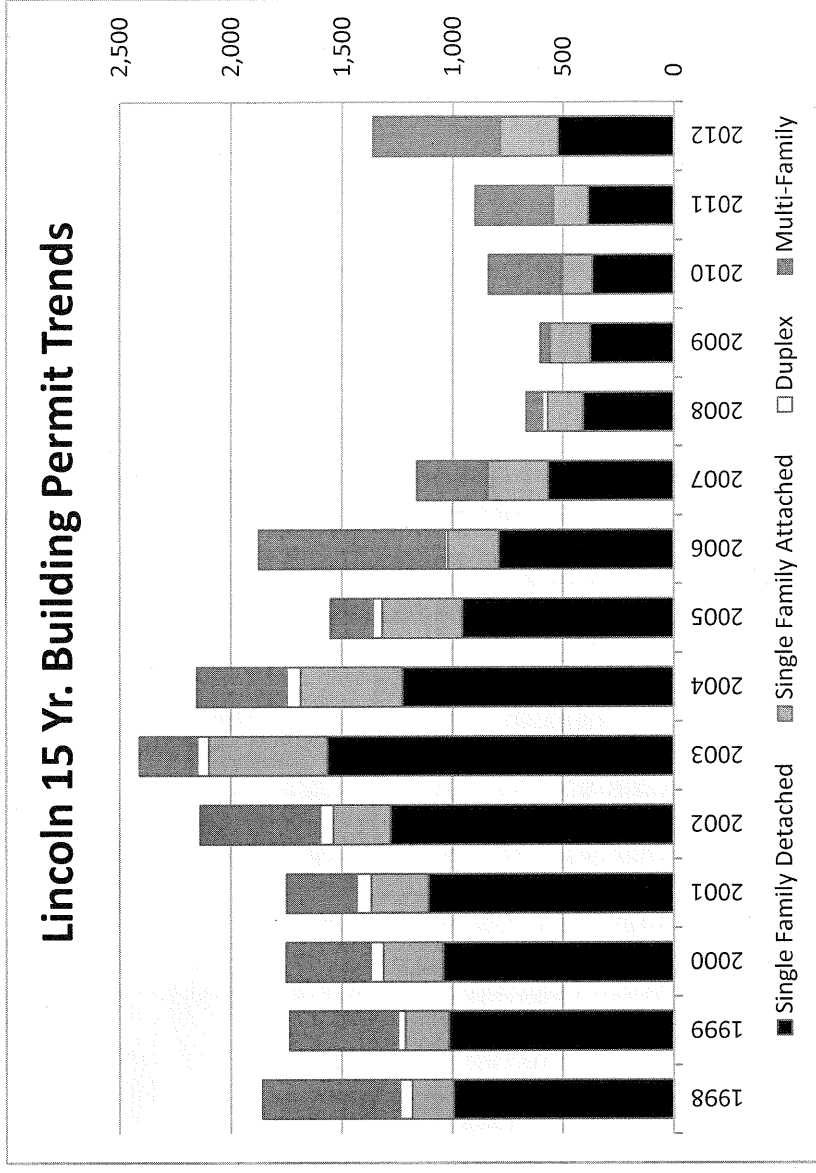
Of the 40,510 dwelling units, 14,888 (single family and multi-family combined) are approved or in the approval process. The remainder of the potential units is currently without infrastructure.

Number of New Construction Dwelling Units, Based on Building Permits Issued in the City of Lincoln Fifteen Year Period: 1998-2012

	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998
Single Family Detached	525	388	370	378	410	569	794	958	1,227	1,565	1,281	1,108	1,041	1,015	996
Single Family Attached	263	156	131	180	160	274	227	360	461	533	256	260	272	199	187
Duplex	0	6	8	4	24	6	14	42	62	52	60	64	58	34	54
Multi-Family	574	350	332	42	73	314	841	192	403	260	540	319	381	489	622
Total	1,362	900	841	604	667	1,163	1,876	1,552	2,153	2,410	2,137	1,751	1,752	1,737	1,859

	Average Per Period			
	3 Yr.	5 Yr.	10 Yr.	15 Yr.
Single Family Detached	428	414	718	842
Single Family Attached	183	178	275	261
Duplex	5	8	22	33
Multi-Family	419	274	338	382
Total	1,034	875	1,353	1,518

- Note: Based on building permits issued, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.
- Year is based on date permit issued, not date of completion and occupancy.
 - Single Family Detached is a Single Family Detached unit on a Single lot.
 - Single Family attached is defined as one dwelling unit on a single lot attached by a common wall to one or more other dwelling units.
 - Duplex is two dwelling units built on one lot.
 - Multi-family is three or more units built on a single lot, typical of apartments or condominiums.
 - Totals include only City of Lincoln and not Lancaster County.



Source: Lincoln/Lancaster County Planning Department (March 11, 2013)
Q:\CP\Residential\Residential Land Inventory and Building\2013 Dwelling Units by Year.xlsx[Bldg Permit Report

Vacant Lot Study
As of January 1, 2013

DWELLING UNIT TYPES	SUB AREA					TOTAL
	South	West	North	Southwest	East	

A. EXISTING (BUILT)

Single Family Detached	11,995	5,032	5,175	160	1,467	23,829
Single Family Attached	2,782	904	1,141	0	509	5,336
Duplex	70	844	94	16	6	1,030
Multiple-Family	3,686	1,123	4,273	0	300	9,382
Total Dwelling Units	18,533	7,903	10,683	176	2,282	39,577

B. FINAL PLATTED LOTS

Single Family Detached	676	376	438	23	313	1,826
Single Family Attached	477	27	229	0	89	822
Duplex	0	0	0	0	0	0
Multiple-Family	150	33	184	0	120	487
Total Dwelling Units	1,303	436	851	23	522	3,135

C. APPROVED PRELIMINARY PLATS, CUPs, AND PUDs

Single Family Detached	1,728	573	1,549	320	983	5,153
Single Family Attached	1,015	98	213	220	457	2,003
Duplex	0	0	0	0	0	0
Multiple-Family	1,695	464	681	0	419	3,259
Total Dwelling Units	4,438	1,135	2,443	540	1,859	10,415

D. SUBMITTED PRELIMINARY PLATS, CUPs, AND PUDs (NOT APPROVED)

Single Family Detached	431	125	0	0	0	556
Single Family Attached	0	118	0	0	0	118
Duplex	0	0	0	0	0	0
Multiple-Family	450	214	0	0	0	664
Total Dwelling Units	881	457	0	0	0	1,338

E. TOTAL POTENTIAL ON FINAL PLATTED, PRELIM PLATTED, & SUBMITTED PLAT LAND (B+C+D)

Single Family Detached	2,835	1,074	1,987	343	1,296	7,535
Single Family Attached	1,492	243	442	220	546	2,943
Duplex	0	0	0	0	0	0
Multiple-Family	2,295	711	865	0	539	4,410
Total Dwelling Units	6,622	2,028	3,294	563	2,381	14,888

F. ADDITIONAL POTENTIAL DWELLING UNITS ON RAW LAND IN TIER I*

Total Dwelling Units	7,432	3,408	2,814	2,129	9,839	25,622
----------------------	-------	-------	-------	-------	-------	--------

G. GRAND TOTAL POTENTIAL (E+F)

Total Dwelling Units	14,054	5,436	6,108	2,692	12,220	40,510
----------------------	--------	-------	-------	-------	--------	--------

*"Raw land" is land in Tier I without a final plat, preliminary plat, CUP, PUD, or a submitted plan.

Residential Land Inventory Review

As of January 1, 2013

A. Single Family Detached, Single Family Attached, & Duplex

	Jan 2013	Jan 2012	Jan 2011	Jan 2010	Jan 2009	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001
Final Platted	2,648	2,954	3,441	3,588	3,967	3,918	4,240	3,746	4,112	4,079	4,645	3,779	3,593	3,097	2,605	3,048	3,000	2,866	3,655
Preliminary Platted	7,156	7,528	7,307	7,475	7,126	7,328	7,480	7,264	6,797	5,131	1,705	2,765	2,953	2,323	3,388	2,974	3,669	4,060	2,331
Submitted Prelim.	674	643	733	733	733	733	733	643	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355
Total	10,478	11,125	11,481	11,796	11,826	11,979	12,453	11,653	11,801	12,097	10,181	9,445	8,101	7,237	6,711	7,555	7,257	7,691	7,341

B. Multi-Family Units

Final Platted	487	553	612	620	620	620	652	1,138	1,218	1,220	1,842	1,824	1,463	1,672	1,670	1,886	1,687	1,687	1,641
Preliminary Platted	3,259	4,066	3,673	3,841	3,636	3,408	3,348	3,348	3,277	2,623	2,367	1,886	2,082	1,754	2,353	2,852	3,074	3,049	2,487
Submitted Prelim.	664	664	450	450	450	450	450	450	577	877	407	200	0	675	475	755	401	546	869
Total	4,410	5,283	4,735	4,911	4,706	4,478	4,450	4,936	5,072	4,720	4,616	3,910	3,545	4,101	4,498	5,493	5,162	5,282	4,997

C. All Dwelling Units In Plat Process (A+B)

Final Platted	3,135	3,507	4,053	4,208	4,587	4,538	4,892	4,884	5,330	5,299	6,487	5,603	5,056	4,769	4,275	4,934	4,687	4,553	5,296
Preliminary Platted	10,415	11,594	10,980	11,316	10,762	10,736	10,828	10,612	10,074	7,754	4,072	4,651	5,035	4,077	5,741	5,826	6,743	7,109	4,818
Submitted Prelim.	1,338	1,307	1,183	1,183	1,183	1,183	1,183	1,093	1,469	3,764	4,238	3,101	1,555	2,492	1,193	2,288	989	1,311	2,224
Total	14,888	16,408	16,216	16,707	16,532	16,457	16,903	16,589	16,873	16,817	14,797	13,355	11,646	11,338	11,209	13,048	12,419	12,973	12,338

D. Additional Potential Dwelling Units on Raw Land in Tier I*

Total	25,622	25,281	35,708	34,301	34,308	34,161	35,203	36,294	36,306	32,747	35,329	37,573	40,800	41,930	41,978	42,106	43,822	43,821	24,633
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

*"Raw land" is land in Tier I without a final plat, preliminary plat, CUP, PUD, or a submitted plan.

E. Grand Total of Possible Units (C+D)

Total	40,510	41,689	51,924	51,008	50,840	50,618	52,106	52,883	53,179	49,564	50,126	50,928	52,446	53,268	53,187	55,154	56,241	56,794	36,971
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

Single Family Detached ONLY

Final Platted	1,826	1,965	2,304	2,334	2,566	2,471	2,869	2,678	2,868	2,821	3,334	2,922	2,624	2,221	1,986	2,346	2,383	2,217	2,817
Preliminary Platted	5,153	5,393	4,954	5,145	4,901	5,077	5,048	5,052	4,682	3,507	1,077	2,020	2,276	1,945	2,566	2,431	2,871	3,215	2,050
Submitted Prelim	556	525	733	733	733	733	733	565	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045
Total	7,535	7,883	7,991	8,212	8,200	8,281	8,650	8,295	8,386	8,335	7,348	6,985	6,127	5,316	5,122	6,002	5,679	6,035	5,912